

## **BOARD OF ZONING APPEALS AGENDA**

### **JUNE 20, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **June 20, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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#### ***Administrative Items***

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##### **Staff/Action**

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| <b>E. Estes</b><br><i>Admin.</i><br><i>Moved to</i><br><i>7/18/18 at</i><br><i>appl. req.</i> | MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 ft. from a side lot line and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with VC 2018-MA-003) |
| <b>E. Estes</b><br><i>Admin.</i><br><i>Moved to</i><br><i>7/18/18 at</i><br><i>appl. req.</i> | MARCELA AMANDA LAUREANO, VC 2018-MA-003 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with SP 2018-MA-021).  |
| <b>E. Estes</b><br><i>Admin.</i><br><i>Moved to</i><br><i>7/25/18 at</i><br><i>appl. req.</i> | LAMARISE VENEY/MORNINGWOOD LANE LLC., SP 2018-DR-030 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.5 ft. from the rear lot line and 3.9 ft. from the side lot line. Located at 1119 Morningwood Ln., Great Falls, 22066 on approx. 25,407 sq. ft. of land zoned R-1 (Cluster). Dranesville District. Tax Map 12-3 ((6)) 7.  |
| <b>K. McMahan</b><br><i>Withdrawn</i>   | MONICA KEMP AND ANDREW KEMP, SP 2018-LE-029 Appl. under Sects. 8-914 and 10-104 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 1.8 ft. from a side lot line. Located at 5426 Broadmoor St., Alexandria, 22315 on approx. 8,807 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 443. (Concurrent with VC 2018-LE-006).  |
| <b>K. McMahan</b><br><i>Withdrawn</i>   | MONICA KEMP AND ANDREW KEMP, VC 2018-LE-006 Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit an accessory storage structure (shed) to remain in a front yard of a lot containing 36,000 sq. ft. or less. Located at 5426 Broadmoor St., Alexandria, 22315 on approx. 8,807 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 443. (Concurrent with SP 2018-LE-029).   |

- C.S. Belgin  
Admin.  
Moved to  
10/3/18 at  
appl. req.
- DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset) contributes to the coverage of over 30% of the minimum rear yard on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct., McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((33)) 11. *(Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13, 11/6/13, 7/30/14, and 2/4/15 at appl. req.) (Admin. moved from 1/29/14 for ads.) (Admin. moved from 9/16/15, 6/8/16, 11/30/16, 5/24/17 and 11/15/17 at appl. req. and from 4/11/18 due to a Board Room scheduling conflict.)*
- A. Homer  
Admin.  
Moved to  
8/1/18 at  
appl. req.
- ANGELA LAURIA, A 2018-DR-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Providence District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-010.)
- A. Homer  
Admin.  
Moved to  
8/1/18 at  
appl. req.
- CEDAR MEDICAL, LLC. A 2018-DR-010 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Providence District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-008.)

### ***Public Hearings***

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- 9:00 A.M.  
Z. Fountain  
Approved
- DEAN GUERRO, SP 2018-SU-024 Appl. Under Sects.8-914 and 8-922 of the Zoning Ordinance to allow a reduction to certain yard requirements to permit construction of an addition 14.3 ft. from rear lot line and a reduction in minimum yard requirements based on an error in building location to permit deck with steps to remain 7.5 ft. from the rear lot line. Located at 13615 Old Chatwood Pl., Chantilly, 20151 on approx. 6,870 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 60. *(Admin. moved from 6/6/18.)*
- 9:00 A.M.  
E. Estes  
Deferred to  
6/27/18
- THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A.
- 9:00 A.M.  
K. McMahan  
Approved
- LEAH M. BECKETT, SP 2018-LE-022 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 6716 South Benson Dr., Alexandria, 22306 on approx. 20,047 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((11)) 5. *(Decision Deferred from 6/6/18)*

- 9:00 A.M. BRIAN D. SIMPSON, SP 2018-MV-027 Appl. under Sects. 8-922 and 8-924 of the Zoning Ordinance to permit a reduction in certain yard requirements to construct a second story addition 7.0 ft. from a side lot line, roofed deck 9.0 ft. from a side lot line and certain additions to an existing single family detached dwelling to permit construction of two dormers 12.8 ft. from the front lot line. Located at 6424 Potomac Ave., Alexandria, 22307 on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27. (Concurrent with VC 2018-MV-005). (*Admin. moved from 6/13/18 at appl. req.*)
- K. McMahan  
Approved
- 9:00 A.M. BRIAN D. SIMPSON, VC 2018-MV-005 Appl. under Sects. 2-412, 3-307, 10-103 and 18-401 of the Zoning Ordinance to permit construction of roofed deck (covered front porch) 3.7 ft. from front lot line. Located at 6424 Potomac Ave., Alexandria, 22307 on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 93-2 ((8)) (27) 27. (Concurrent with SP 2018-MV-027). (*Admin. moved from 6/13/18 at appl. req.*)
- K. McMahan  
Approved
- 9:00 A.M. ROBERT MERKLI A 2017-MV-027 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a storage yard, a vehicle light service establishment, and vehicle major service establishment, all on the property in the R-1 District all in violation of Zoning Ordinance provisions. Located at 10506 Old Colchester Road Lorton, 22079. On approx. 5.1979 acres of land zoned R-1. Mount Vernon District. Tax Map 113-4 ((1)) 31. (*Deferred from 4/18/18 at staff's req.*)
- S.C. Williams  
*Deferred to*  
9/26/18

**JOHN F. RIBBLE III, CHAIRMAN**